

13280 ————— 9 00113



1000
19/12/05

NRV 62927001
18/12/05

04BB 095356

1,15,100

Land 1/3 Share



REGIONAL REGISTRAR OF
MORTGAGES - I, KOLKATA
4/11/05

5K - 6Ch - 10SBH -
1K 14Ch - 0SBH -
3K - 4Ch - 10SBH -

04BB 095356
with quantity returned by
NRV 62927001

THIS INDENTURE made this 19th day of December 2005
BETWEEN SANJAY DUTTA son of Bimal Kumar Dutta, deceased,
Hindu land-holder, residing at No. 5A, Chandra Nath
Chatterjee Street also known as Chandra Chatterjee Street,
P.S. Bhawanipore, Kolkata - 700025, within the municipal

showing receipt of
Cheque No. 076143 dated 12/12/05
3,11,000/-
1775207/100
177620

12650
7
55
05
4
12741
12650
1000
12700

1150
12650

No. 20532
 Date 18.12.1957
 Estate of Late Mr. K. K. Estate Pvt. Ltd.
 189, Market Street, Calcutta 87.
 Vol. 7.

Value Rs. 12,000/-

15,000/- x 7 (A) 1,05,000/-
 10,000/- x 1 (B) 10,000/-
 100/- x 1 (C) 100/-

 1,15,100/-

Presented for Registration
 at Kolkata Registration Office
 on the 18th day of Dec 1957
 Sampay Datta on behalf of
 K. K. Estate Pvt. Ltd.
 ADDITIONAL REGISTRAR
 ASSURANCE, CALCUTTA
 18/12/57

Sampay Datta



17/12/57

- 1) Sampay Datta on behalf of K. K. Estate Pvt. Ltd. Co. and Mr. K. K. Estate Pvt. Ltd. Calcutta 87.
- 2) Prakash Kumar Bose, Director, L. K. Estate Pvt. Ltd. at 189, Market Street, P. S. Jataeswari, Calcutta 87.

Sampay Datta



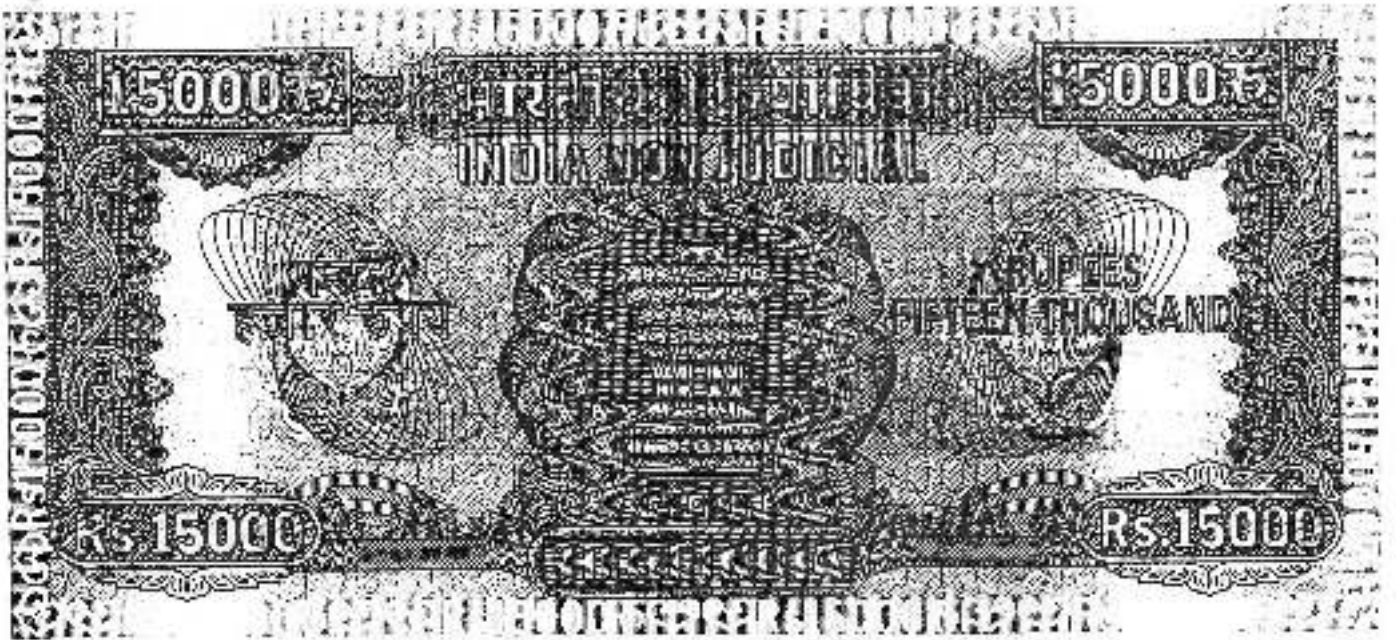
17/12/57

K. K. Estate Pvt. Ltd.
 Director.
 (SURESH KUMAR BOSE)

R. S. Datta
 12/12/57
 Additional Registrar
 Assurances, Calcutta

Raksha Singh
 87a U. Y. N. Singh
 120, Bl. C,
 Bengali Bazaar
 K. K. Estate
 Calcutta

Additional Registrar
 Assurances, Calcutta
 18/12/57



04BB 095357

2.

limits of Kolkata, in the District of 24-Parganas (South), hereinafter referred to as "the VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators and representatives) of the ONE PART AND L. K. ESTATES PRIVATE LIMITED, a Company incorporated under the Companies Act,

No. 20582-

Let to Mrs. L.K. Estate (D) Ad. 189

189, Nankarjorn Park St.

Vol - 7.

189/189

189/189

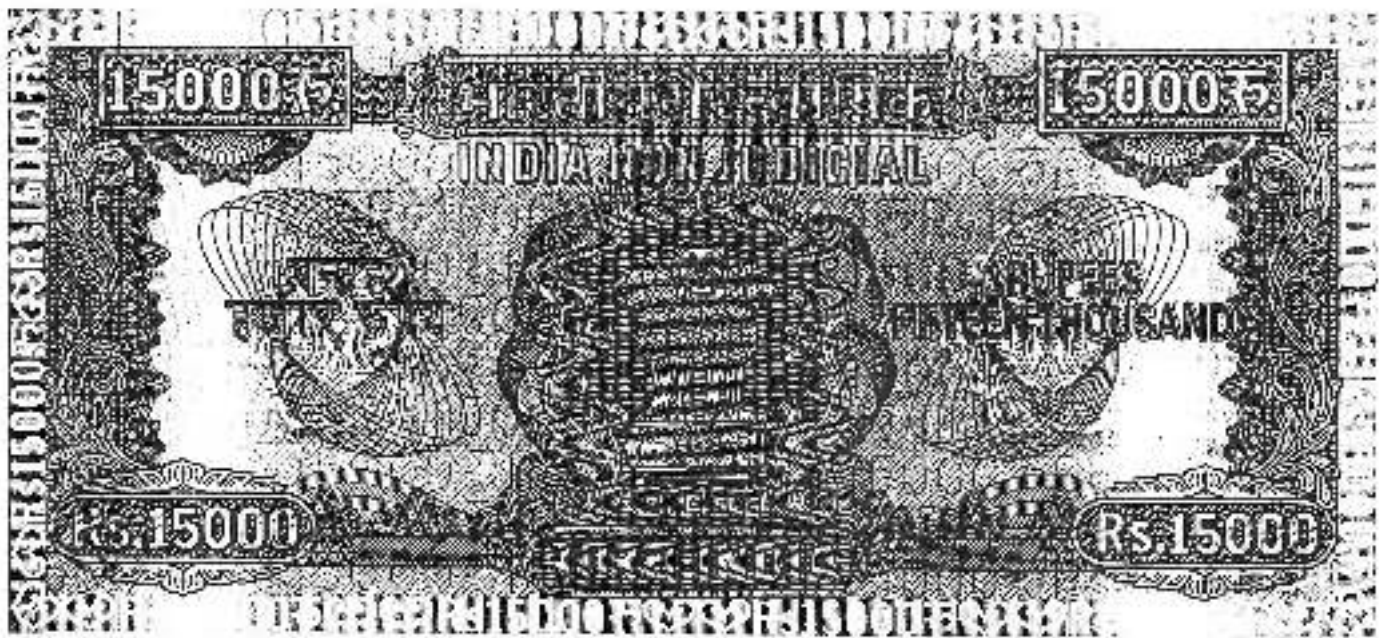
189/189

06-12-1955

15,000/-	x	7	(1)	1,05,000/-
10,000/-	x	1	(1)	10,000/-
100/-	x	1	(1)	100/-
				<hr/>
				1,15,100/-



OFFICIAL REGISTRAR C.
MADRAS



04BB 095358

3.

1956 and having its registered office at No.189, Muktarlam Babu Street, P.S. Jorashanko, Kolkata - 700073, hereinafter referred to as "the PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include its successor or successors, representatives and assigns) of the OTHER PART :

No. 20532-
 Subj: 013 L-35. Estate SR? Hd.
 189, Muzta Jam Bank 87.
 Kol-7.

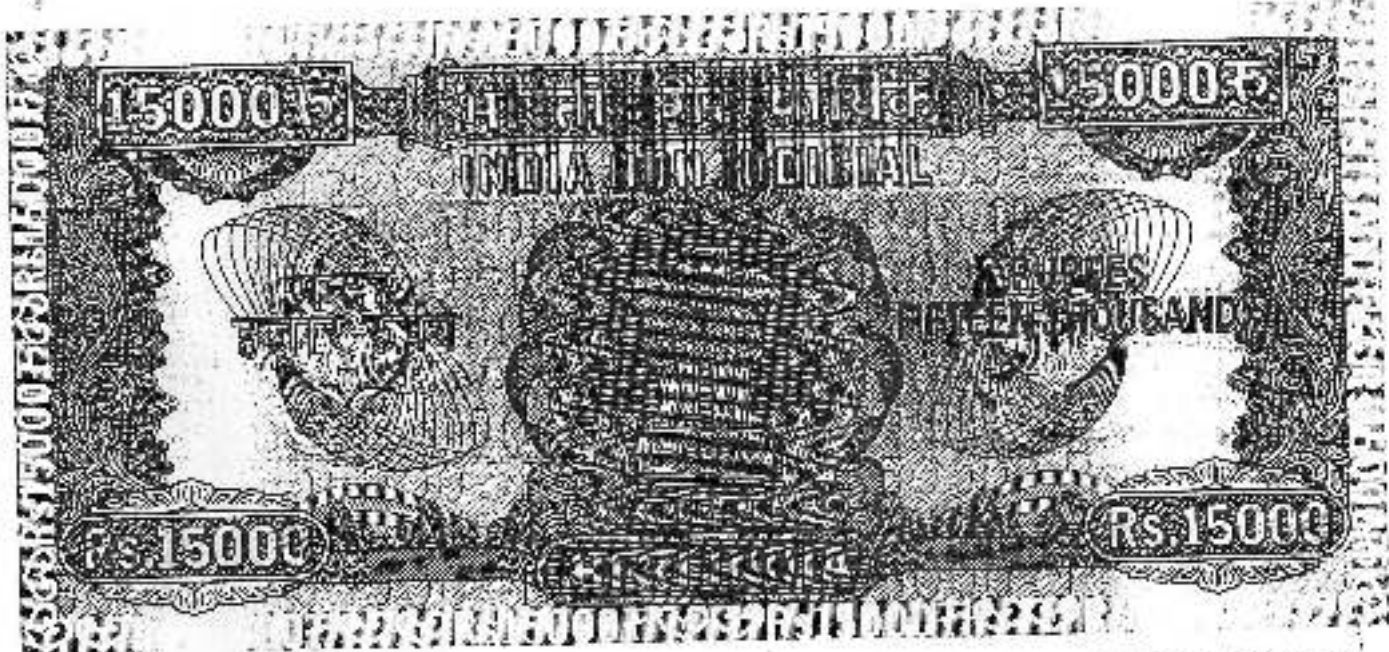

 F. ...

Date: 06-12-1955

15,000/-	x	7	(A)	1,05,000/-
10,000/-	x	1	(B)	10,000/-
100/-	x	1	(C)	100/-
				1,15,100/-



ADDITIONAL REGISTRAR OF
 ASSURANCES, KOZHICODI



04BB 095359

4.

WHEREAS :

- 1) At all material times and until as hereinafter mentioned one Priyanath Duta was seised and possessed of or otherwise well and sufficiently entitled to as an absolute estate of inheritance or an estate equivalent thereto FIRSTLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon

No. 20522-
189. Murtajam Babu St.
No. 7.

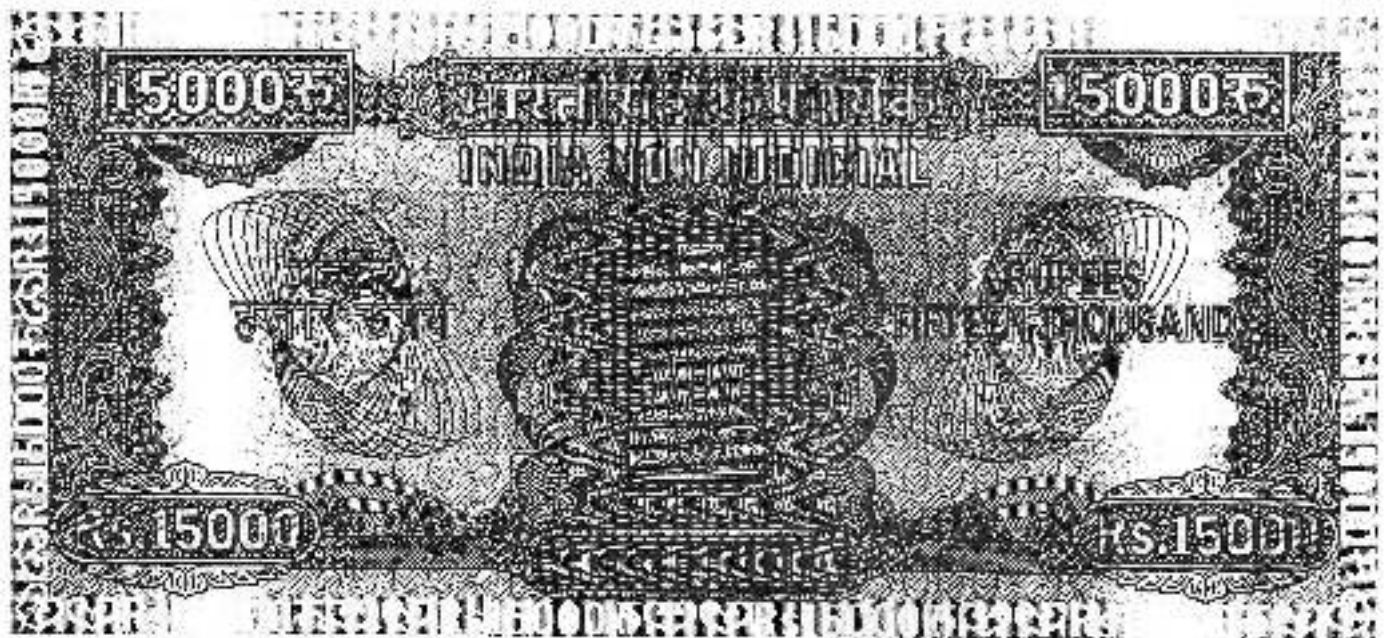
Subj. to ...
...


Madhya Pradesh

Dated 16-12-1955.

15,000/-	x 7	(A)	1,05,000/-
10,000/-	x 1	(A)	10,000/-
100/-	x 1	(B)	100/-
			<hr/>
			1,15,100/-

ADDITIONAL REGISTRAR OF
ASSURANCES, KANPUR



04BB 095360

5.

or on part whereof the same are erected and built and containing by estimation an area of 5 Cottahs 6 Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street, within the municipal limits of Kolkata; SECONDLY ALL THAT the brick

B. No. 20532

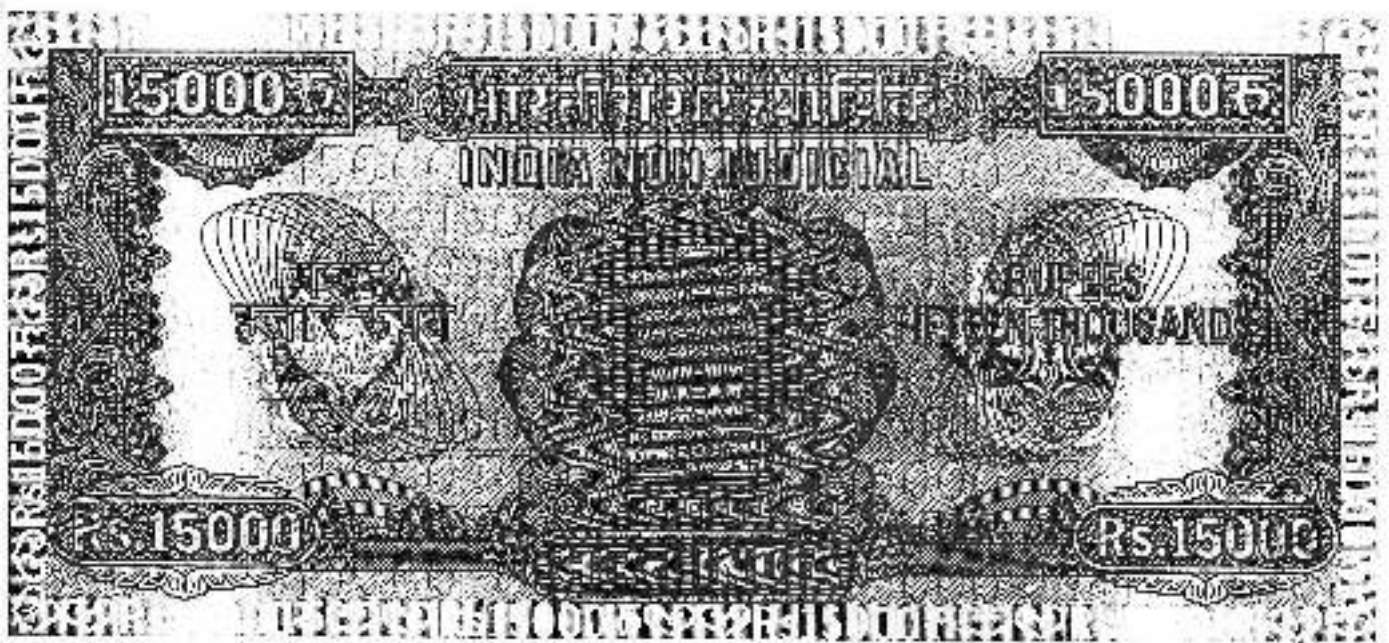
Wp. L. K. : Syntak (P) Had
Sim. 189, Mukhtarun Babu 87
Kor. 7

8

06-12-5

15,000/-	x	7	(10)	1,05,000/-
10,000/-	x	1	(10)	10,000/-
100/-	x	1	(10)	100/-
				<hr/>
				1,15,100/-

ADDITIONAL REGISTRAR OF
INSURANCES - KOLKATA



04BB 095361

6.

built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 8 Cottahs 13 Chittacks and 19 Sq.ft. be the same a little more

20532

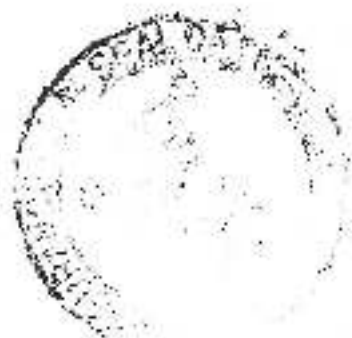
175 Lok. Estate (P) Ltd
189, Mukta Dam Bazar St.
Kolkata

18/11/53

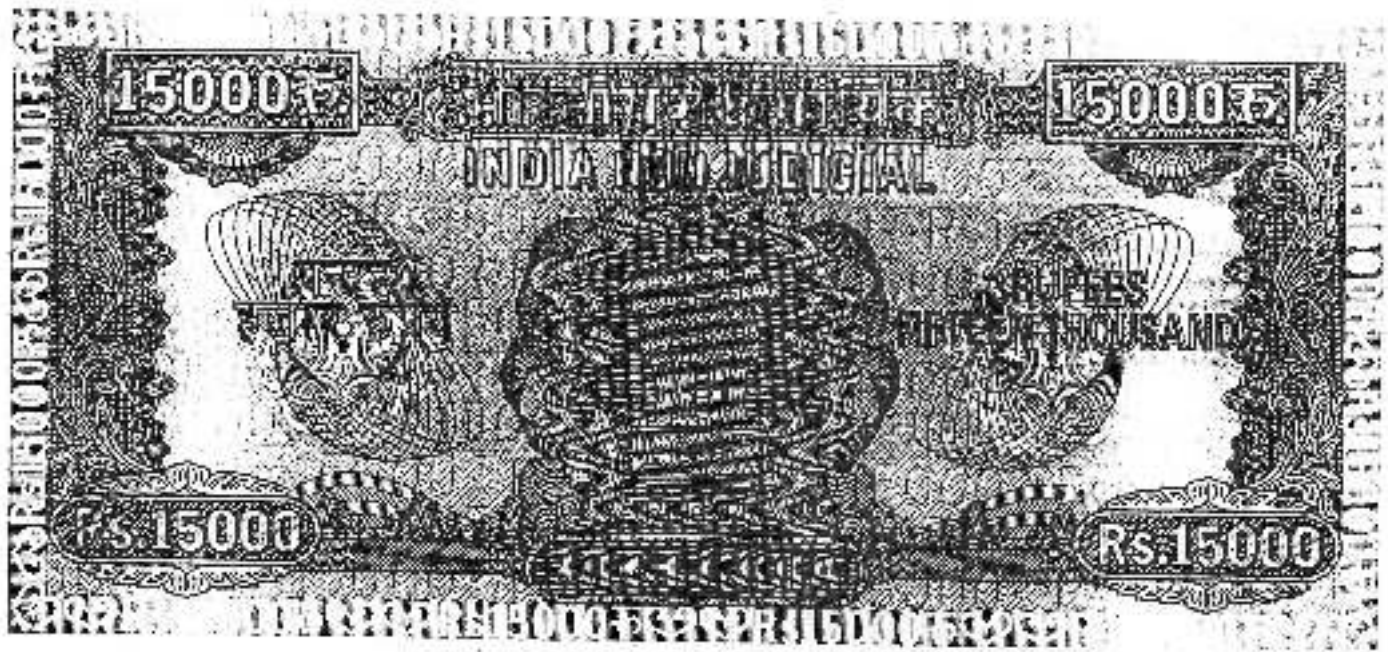
[Signature]

06-12-1953

15,000/-	x	7	(A)	1,05,000/-
10,000/-	x	1	(A)	10,000/-
100/-	x	1	(A)	100/-
				<hr/>
				1,15,100/-



REGISTRAR OF COMPANIES
KOLKATA



04BB 095362

7.

or less situate lying at and being premises No.5,
Chandra Nath Chatterjee Street also known as
Chandra Chatterjee Street, within the municipal
limits of Kolkata; AND THIRDLY ALL THAT the brick
built building, messuage, tenement or dwelling
house together with the piece or parcel of revenue

20532

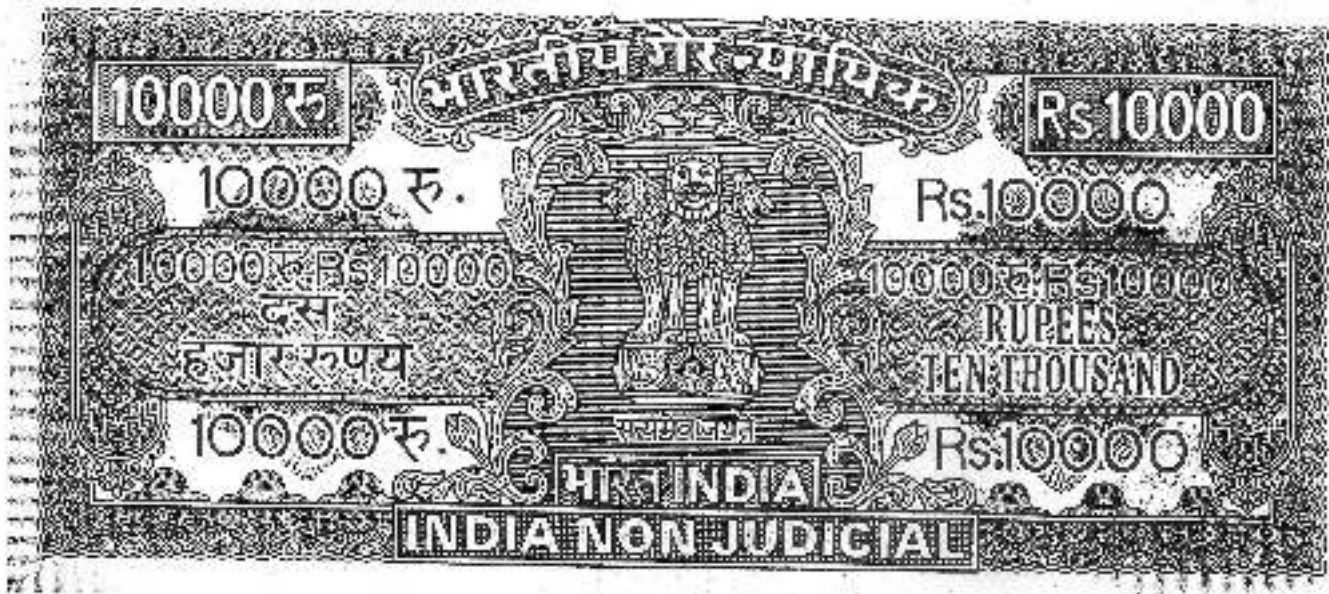
M/s. L. K. Estate (P) Ltd.
189, Mukharom Baku St.
Kof-7

[Signature]

05-12-5

15,000/- x 7	(a)	105,000/-
10,000/- x 1	(b)	10,000/-
100/- x 1	(c)	100/-
		<hr/>
		1,15,100/-





04AA 861326

B.

free land thereunto belonging whereon or on part
whereof the same are erected and built and
containing by estimation an area of 1 Cottah 2
Chittacks and 10 Sq.ft. be the same a little more
or less situate lying at and being premises
No.3/3, Chandra Nath Chatterjee Street also known
as Chandra Chatterjee Street, within the municipal

No. 20532

1/2 L.K. Estate (P) Ltd

18.9, Mukta-Ram Bagu St.

Kol-7

Reliance ...
Trust



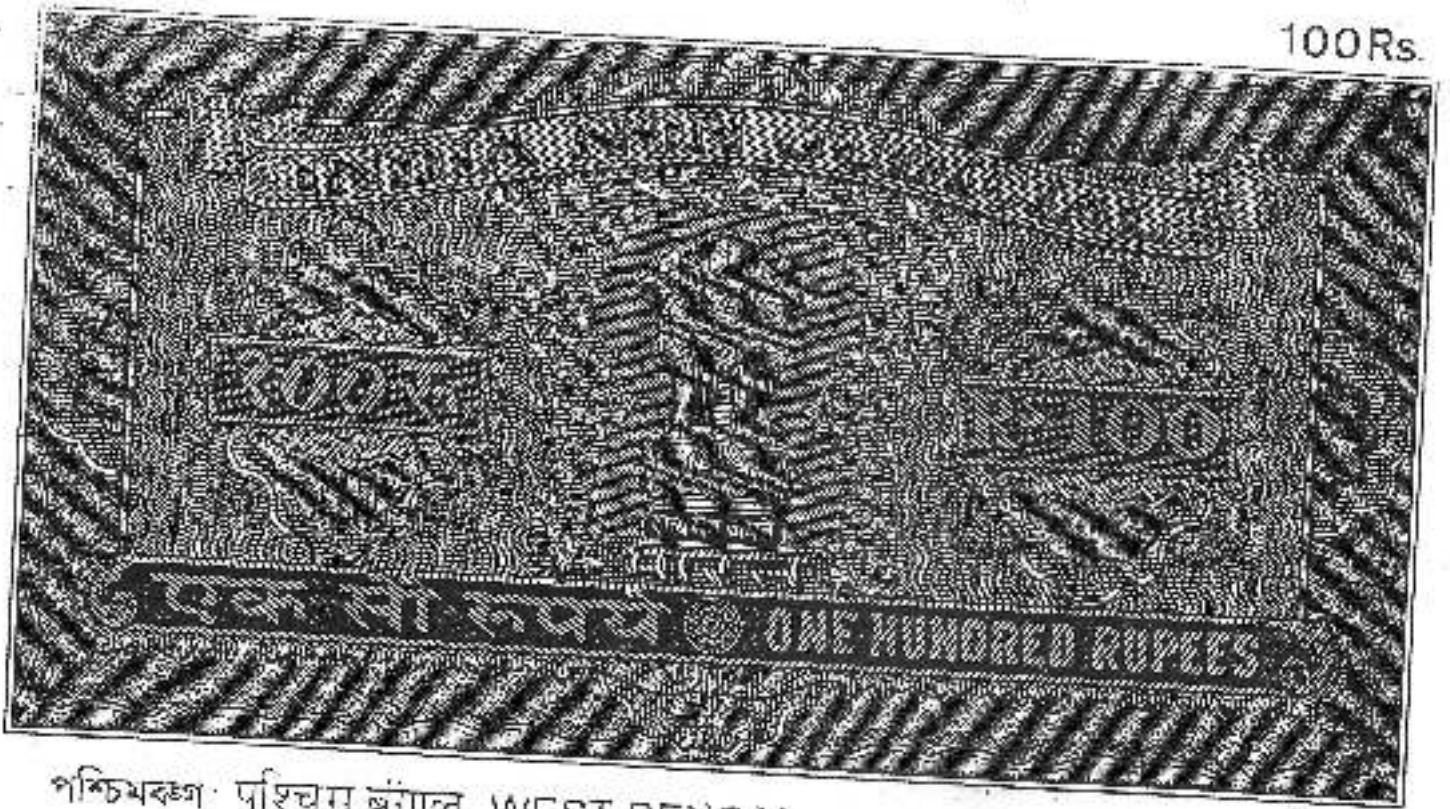
06-12-55

15,000/- x	7 @	1,05,000/-
10,000/- x	1 @	10,000/-
100/- x	1 @	100/-
		<hr/>
		1,15,100/-



ADDITIONAL REGISTRAR OF
ASSURANCES-I. EOKAT

100Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

01AA 498153

9.

limits of Kolkata and hereinafter for the sake of brevity collectively referred to as the "Entire Property" free from all encumbrances and liabilities whatsoever.

- 2) The said Priyanath Dutta who was in his life time and at the time of his death a Hindu governed by

No. 20532.

Sold to L. M/S. L.K. Estate (P) Ltd.

189, Mustajam Babu St.

Kol - 7

State Commission
Tirunelveli



Dated 06-12-1951

15,000/-	X	7	@	1,05,000/-
10,000/-	X	1	@	10,000/-
100/-	X	1	@	100/-
				<hr/>
				1,15,100/-



ADDITIONAL REGISTRAR OF
ASSURANCES - I, KOZHIKOD

The Bengal School of Hindu law died intestate on or about the 21st day of December, 1931 leaving behind his sole widow Sm. Sailabala Dutta, his three sons, namely, Rabindra Nath Dutta, Bimal Kumar Dutta and Nirmal Kumar Dutta and four daughters, namely, Sm. Kamala Ghosh, Sm. Susama Ghosh, Sm. Mira Rani Mitra and Sm. Shanti Neogi and leaving behind the said Entire Property.

- 3) The said Sm. Sailabala Dutta, the said Rabindra Nath Dutta, the said Bimal Kumar Dutta and the said Nirmal Kumar Dutta were entitled to the said Entire Property in equal shares absolutely and forever.
- 4) The said Rabindra Nath Dutta who was in his life time and at the time of his death a Hindu governed by the Hindu Succession Act died intestate on or about the 15th day of July, 1967 leaving behind his sole widow Sm. Reba Rani Dutta, his three sons, namely, Pranab Kumar Dutta, Prabir Kumar Dutta, Pratap Kumar Dutta, his two daughters, namely, Sm. Anju Rani Basu and Sm. Manju Rani Basu and his mother the said Sm. Sailabala Dutta as his heiresses and heirs him surviving and leaving behind an undivided 1/4th part or share of and in the said Entire Property who became jointly



ADDITIONAL REGISTRAR
ASSURANCE, KOLKATA

entitled to the same in equal shares absolutely and forever.

- 5) The said Sm. Seilebala Dutta who was in her life time and at the time of her death a Hindu governed by the Hindu Succession Act died intestate on or about the 4th day of July, 1971 leaving behind her two sons, Bimal Kumar Dutta, Nirmal Kumar Dutta and four daughters, Sm. Kamala Ghosh, Sm. Susuma Ghosh, Sm. Mira Rani Mitra and Sm. Shanti Neogi and Sm. Reba Rani Dutta her daughter-in-law being the widow of her predeceased son the said Rabindra Nath Dutta, deceased and her three grand-sons, namely, Pranab Kumar Dutta, Prabir Kumar Dutta and Pratap Kumar Dutta being her grand-sons being the sons of her predeceased son the said Rabindra Nath Dutta, deceased and her two grand-daughters, namely, Sm. Anju Rani Basu and Sm. Manju Rani Basu being the daughters of her predeceased son the said Rabindra Nath Dutta, deceased and leaving behind an undivided $8/24^{\text{th}}$ part or share of and in the said Entire Property who became jointly entitled to the same according to the shares prescribed in the said Hindu Succession Act.
- 6) The said Sm. Shanti Neogi who was in her life and at the time of her death a Hindu governed by the



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ADDITIONAL REGISTRAR
ASSURANCES-1, KOLKATA

Hindu Succession Act died intestate on or about the 14th day of June, 1973 leaving behind her only son Sri Jayanta Neogi and her two daughters, namely, Sm. Gopa Neogi also known as Gopa Ghosh, Sm. Shampa Neogi alias Swapna Neogi also known as Swapna Ghosh and leaving behind an undivided proportionate part or share of and in the said Entire Property inherited by her from her mother the said Sailabala Dutta, deceased, who became jointly entitled to the same in equal shares absolutely and forever.

- 7) The said Sm. Susama Ghosh, who was in her life time and at the time of her death a Hindu governed by the Hindu Succession Act died intestate on 12th August, 1974 leaving behind her only son Brajendra Nath Ghosh, her three daughters, namely, Ilu Dutta, Ruby Dutta and Lila Bose and leaving behind an undivided proportionate part or share of and in the said Entire Property inherited by her from her mother the said Sailabala Dutta, deceased who became jointly entitled to the same in equal shares absolutely and forever.
- 8) The said Sm. Mira Rani Mitra who was in her life time and at the time of her death a Hindu governed by the Hindu Succession Act died intestate on 26th



ADDITIONAL REGISTRAR
ASSURANCES-1, KOLKATA

June, 1976 leaving behind her three sons, Tarun Kumar Mitra, Barun Kumar Mitra and Swapan Kumar Mitra and two daughters, namely, Sm. Karabi Dey and Sm. Purabi Basu and leaving behind an undivided proportionate part or share of and in the said Entire Property inherited by her from her mother the said Sailabala Dutta, deceased who became jointly entitled to the same in equal shares absolutely and forever.

9) The said Sm. Kamala Ghosh who was in her life time and at the time of her death a Hindu governed by the Hindu Succession Act died intestate on 11th November, 1978 leaving behind her only son Prabhat Kumar Ghosh and leaving behind an undivided proportionate part or share of and in the said Entire Property inherited by her from her mother the said Sailabala Dutta, deceased who became entitled to the same absolutely and forever.

10) The said Nirmal Kumar Dutta who was in his life time and at the time of his death a Hindu governed by the Hindu Succession Act died intestate as bachelor on 28th December, 1991 leaving behind her only brother Bimal Kumar Dutta and leaving behind an undivided proportionate part or share of and in the said Entire Property inherited by him after



REGISTRAR OF ASSURANCES
KOLKATA

the demise of his parents Priyanath Dutta, deceased and Sailabala Dutta, deceased respectively who became entitled to the same absolutely and forever.

- ii) By a Bengali Deed of Gift dated the 24th March, 1992 and made between the said Brajendra Nath Ghosh, Sm. Ilu Dutta, Sm. Ruby Dutta, Sm. Lila Bose, Sri Prabhat Kumar Ghosh, Sri Tarun Kumar Mitra, Sri Barun Kumar Mitra, Sri Swapna Kumar Mitra, Sm. Karabi Dey, Sm. Purabi Basu, Sri Jayanta Neogi, Sm. Gopa Ghosh, Sm. Swapna Ghosh therein collectively referred to as the Donors of the One Part and Bimal Kumar Dutta, Smt. Reba Rani Dutta, Pranab Kumar Dutta, Prabir Kumar Dutta, Anju Rani Basu, Manju Rani Basu and Pratap Kumar Dutta therein collectively referred to as the Donees of the Other Part and registered at the office of the Registrar of Assurances at Kolkata in Book No.I, Volume No.____ at Pages ____ to ____ Being No.6327 for the year 1992 the Donors therein named for the consideration therein mentioned granted, conveyed, transferred as and by way of Gift ALL THAT the undivided 1/7th part or share of and in ALL THAT the said Entire Property more particularly described in Item Nos.1 and 2 of the Schedule thereunder written absolutely and



ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

forever free from all encumbrances and liabilities whatsoever.

- 12) In the premises the said Bimal Kumar Dutta, the said Sm. Reba Rani Dutta, the said Pranab Kumar Dutta, the said Sm. Anju Rani Bose, the said Sm. Manju Rani Bose and the said Pratap Kumar Dutta became seized and possessed of or otherwise well and sufficiently entitled to as an absolute estate of inheritance or an estate equivalent thereto ALL THAT the said Entire Property (out of which the said Bimal Kumar Dutta became entitled to an undivided proportionate part or share of and in the said Entire Property while the remaining undivided proportionate part or share of and in the said Entire Property became jointly entitled to the said Sm. Reba Rani Dutta, the said Pranab Kumar Dutta, the said Prabir Kumar Dutta, the said Pratap Kumar Dutta, the said Sm. Anju Rani Bose and Sm. Manju Rani Bose) free from all encumbrances and liabilities whatsoever.

- 13) By a Bengali Deed of Partition dated the 24th day of March, 1992 and registered at the office of the Registrar of Assurances at Kolkata in Book No.I, Volume No. _____ at Pages ___ to ___ Being No.6328 for the year 1992 and made between the said Bimal



ADDITIONAL REGISTRAR
ASSURANCES I, KOLKATA

Kumar Dutta and the said Reba Rani Dutta, Pranab Kumar Dutta, Prabir Kumar Dutta, Pratap Kumar Dutta, Sm. Anju Rani Bose and Sm. Manju Rani Bose, the said Entire Property more particularly described in Schedule "Ka" thereunder written being Item Nos.1 and 2 were divided into two lots bearing Lot No.A and Lot No.B and the said Lot No.A was exclusively allotted to the said Bimal Kumar Dutta and more particularly described in Schedule "Kha" thereunder written being Item Nos.1 and 2 and delineated in the map or plan thereto annexed and thereon bordered Red absolutely and forever free from all encumbrances and liabilities whatsoever.

- 14) The said Lot No.A allotted to the said Bimal Kumar Dutta being **FIRSTLY ALL THAT** the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 5 Cottahs 6 Chittacks and 10 Sq.Ft. be the same a little more or less situate lying at and being premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street, within the municipal limits of Kolkata; **SECONDLY ALL THAT** the brick



ADDITIONAL REGISTRAR IN
ASSURANCES-1, KOLKATA

built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cotten 14 Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being the divided and demarcated part or portion of premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street, within the municipal limits of Kolkata; THIRDELY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cotten 2 Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being premises No.3/3, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street, within the municipal limits of Kolkata and hereinbefore as well as hereinafter collectively referred to as the "Lot No.A" free from all encumbrances and liabilities whatsoever.

- 15) The said Bimal Kumar Dutta who was in his life time and at the time of his death a Hindu governed



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ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

by the Hindu Succession Act died intestate on or about 9th April, 1999 leaving behind the said Lot No.A and leaving behind Sm. Nupur Dutta his sole widow and his only son Sri Sanjay Dutta and his only daughter Dm. Sanchita Das as his heiresses and heir him surviving who became jointly entitled to the said Lot No.A absolutely and forever free from all encumbrances and liabilities whatsoever.

- 16) The said Lot No.A partly is in the occupation, possession and enjoyment of the said Nupur Dutta, the said Sanjay Dutta and the said Sanchita Das and the remaining part or portion of the said Lot No.A are in the occupation, possession and enjoyment of several monthly tenants.
- 17) In the premises, the Vendor is thus seized and possessed of or otherwise well and sufficiently entitled to as an absolute estate of inheritance or an estate equivalent to ALL THAT the undivided one-third part or share of and in FIRSTLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 5 Cottahs 6 Chittacks and 10 Sq.ft. be the same a little



REGISTRAR OF ASSURANCES
KOLKATA

19) The Vendor has agreed to sell and the Purchaser has agreed to purchase absolutely ALL THAT the said property more particularly described in Part -I and Part-II of the First Schedule hereunder written and hereinafter for the sake of brevity collectively referred to as the "said premises" at or for the price or consideration of Rs.11,51,000/- (Rupees Eleven lacs and Fifty-One thousand only) free from all encumbrances and liabilities whatsoever but subject to the existing tenancies as aforesaid, particulars whereof are set out in the Second Schedule hereunder written.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs.11,51,000/- (Rupees Eleven lacs and Fifty-One thousand only) paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt for the same hereunder written, admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release, forever, discharge the Purchaser and the property hereby conveyed) the Vendor doth hereby grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser ALL THAT the undivided one-third part or share of and in FIRSTLY ALL THAT the brick built building, messuage, tenement or dwelling



ADDITIONAL REGISTRAR
ASSURANCES-1, SOLAPUR

house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 5 Cottahs & Chittacks and 10 Sq.ft. be the same a little more or less situate lying at and being premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street within the municipal limits of Calcutta more particularly described in Part-I of the First Schedule hereunder written AND ALL THAT the undivided one-third part or share of and in SECONDLY ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cottah 14 Chittacks and 0 Sq.ft. be the same a little more or less situate lying at and being the divided and demarcated part or portion of premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street within the municipal limits of Calcutta, more particularly described in Part-II of the said First Schedule hereunder written and hereinbefore as well as hereinafter for the sake of brevity collectively referred to as the "said premises" OR HOWSOEVER OTHERWISE the said premises or any part thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished Together With all paths, passages, waters, water-courses, sewers, drains and all manner of former and



ADDITIONAL REGISTRAR OF
ASSURANCES - KOLKATA

other lights, rights, liberties, easements, privileges,
 encumbrances, advantages, appendages and appurtenances
 whatsoever to the said premises belonging or in anywise
 appertaining or usually held, used, occupied or enjoyed
 therewith or reputed to belong or be appurtenant thereto
 respectively AND the reversion or reversions, remainder or
 remainders AND all the rents, issues and profits thereof AND
 all and every part thereof AND all the legal incidence
 thereof AND all the estate, right, title, interest,
 inheritance, use, property, possession, claim and demand
 whatsoever both at law and in equity of the Vendor into upon
 or in respect of the said premises and every part thereof
 herein comprised and hereby granted and transferred and
 every part thereof AND all deeds, pottahs, muniments,
 writings and evidences of title which in anywise relating to
 the said premises or any part thereof which now are or
 hereafter shall or may be in the custody, power or
 possession of the Vendor or any person or persons from whom
 the Vendor can or may procure the same without any action or
 suit at law or in equity TO HAVE AND TO HOLD the said
 premises AND ALL AND SINGULAR other the premises herein
 comprised and hereby granted, sold, conveyed, transferred,
 assigned and assured or expressed or intended so to be
 Together With all other rights, interests, members and
 appurtenances belonging thereunto and every part thereof
 respectively unto and to the use of the Purchaser absolutely
 and forever free from all mortgages, charges, liens,



ADDITIONAL REGISTRAR
ASSURAGES-I, KOLKATA

lispendens, encumbrances and liabilities whatsoever but subject to the existing tenancies as aforesaid.

2. The Vendor doth hereby covenant with the Purchaser (1) that the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises free from all encumbrances and liabilities whatsoever but subject to the existing tenancies as aforesaid and (2) that the Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure ALL AND SINGULAR the said premises hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever but subject to the existing tenancies as aforesaid and (3) that the Vendor shall remain liable for all rents, rates, taxes and all other out-goings and impositions payable in respect of the said premises upto the date of these presents and the Vendor shall keep the Purchaser saved harmless and indemnified in this respect and (4) that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said premises hereby granted, sold, conveyed and transferred and receive and enjoy the rents, issues and profits thereof and every part



ADDITIONAL REGISTRAR
ASSURANCE & KOLKATA

impeached, charged, encumbered or affected by reason whereof the Vendor may be prevented from conveying the said premises in manner as aforesaid and (8) FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest property claim and demand whatsoever into or upon the said premises hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually granting, transferring and assuring the said premises and every part or parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO

PART - I

ALL THAT the undivided $1/3^{\text{rd}}$ part or share of and in ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 5 Cottabs 6 Chittacks and 10 Sq.ft. be the same a

2.71



ADDITIONAL REGISTRAR
AMBURANGES-I, KOLKATA

little more or less situate lying at and being premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street, within the municipal limits of Kolkata, P.S. Bhawanipore, Sub-Registry office Alipore, District Registration Office Alipore, Pin Code - 700025 in the District of 24-Parganas (South), Kolkata Municipal Corporation Ward No.71 and butted and bounded in the manner following, i.e. to say :

ON THE NORTH : By premises No.5B, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street;

ON THE EAST : By 12 feet wide common passage;

ON THE SOUTH : By Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street;

And

ON THE WEST : By the divided and demarcated portion of Lot No.A being the divided and demarcated portion of premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street allotted to the Vendor and Sm. Sanchita Das and Smt. Nupur Dutta;

The covered area of the building is 3900 Sq.ft. more or less and the construction of the same was done prior to 1931.

PART - II

ALL THAT the undivided one-third part or share of and in ALL THAT the brick built building, messuage, tenement or dwelling house together with the piece or parcel of revenue free land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cottah 14 Chittacks and 0 Sq.ft. be the same a little more or less situate lying at and being the divided and demarcated part or portion of premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street, within the municipal limits of Kolkata, P.S. Bhawanipore, Sub-Registry office Alipore, District Registration Office Alipore, Pin Code - 700025 in the District of 24-Parganas (South), Kolkata Municipal Corporation Ward No.71 and butted and bounded in the manner following, i.e. to say :

ON THE NORTH : By premises No.5B, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street;

ON THE EAST : By premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street allotted to the Vendor and Sm. Sanchita Das and Smt. Nupur Dutta;

ON THE SOUTH : By Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street;



ADDITIONAL REGISTRAR
ASSURANCES-1, KOLKATA

And
 ON THE WEST : By Lot No.B being the divided and demarcated portion of premises No.5, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street allotted to Sm. Reba Rani Dutta & others;

The covered area of the building is 1200 Sq.ft. more or less and the construction of the same was done prior to 1931.

THE SECOND SCHEDULE ABOVE REFERRED TO
(LIST OF TENANTS)

RE: Premises No.4, Chandra Nath Chatterjee Street also known as Chandra Chatterjee Street.

<u>SL. NO.</u>	<u>NAME OF THE TENANTS</u>	<u>AREA OCCUPIED BY THE TENANTS</u>	<u>RENT PER MONTH (Rs.)</u>
1.	Gurjit Kaur.	1 room on the ground floor measuring 100 Sq.ft.	121/-
2.	Gurjit Kaur.	1 room on the ground floor measuring 100 Sq.ft.	230/-
3.	Kupnarayan Agarwal.	1 shop on the ground floor measuring 150 Sq.ft.	250/-
4.	Nirmal Singh.	3 rooms on the ground floor measuring 800 Sq.ft.	1,080/-
5.	Krishna Shaw.	1 shop on the ground floor measuring 150 Sq.ft.	350/-
6.	Priyabala Das.	3 rooms on the ground floor measuring 400 Sq.ft.	450/-
7.	Sambhu Nath Mondal.	1 shop on the ground floor measuring 200 Sq.ft.	200/-



REGISTRAR OF ASSURANCES
KOLKATA

RE: Premises No.5, Chandra Nath Chatterjee Street also known
as Chandra Chatterjee Street.

8. Ranjit Kaur.	1 room on the ground floor measuring 120 Sq.ft.	200/-
9. Hardeep Singh.	1 room on the ground floor measuring 200 Sq.ft.	500/-
10. Gopal Yadav.	1 room on the ground floor measuring 400 Sq.ft.	400/-
11. Bhalgo Drillings Pvt. Ltd.	3 rooms on the first floor measuring 2200 Sq.ft.	600/-

IN WITNESS WHEREOF the PARTIES hereto have executed
these presents the day month and year first above written.

SIGNED SEALED AND DELIVERED by

the VENDOR at Kolkata in the

presence of :

Sanchita Das

Home wife

133/1C Ramdulal Sankar Street V

Kat- 6

Rakhee Mishra Business
810 Lt. V. M. Singh
Pro, P.O., Bangur Ho. Kat-15

SIGNED SEALED AND DELIVERED by

the PURCHASER at Kolkata in the

presence of :

Sanchita Das

Rakhee Mishra

A. K. Estate Pvt. Ltd.

(Jyeshtha Kumar Singh)
Director.

(Jyeshtha Kumar Singh)



ADDITIONAL REGISTRAR
ARRANGES & KOLKATA

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 11,51,000/- (Rupees Eleven lacs and Fifty-One thousand only) being the within mentioned consideration money expressed to have been paid by the Purchaser to the Vendor as per Memo of Consideration below :

Rs. 11,51,000/-

MEMO OF CONSIDERATION

By cheque no. 089662 dated 19/9/05 on State Bank of Patiala, Canal Street Branch, Kolkata - 700017 drawn by the Purchaser in favour of the vendor - - - - - Rs 51000/-

By another cheque no 089663 dated 20/9/05 on State Bank of Patiala, Canal Street Branch, Kolkata - 700017 drawn by the Purchaser in favour of the vendor - - - - - Rs 1,25,000/-

By another cheque no 975904 dated 27/10/05 on State Bank of Patiala, Canal Street Branch, Kolkata - 700017, drawn by the Purchaser in favour of the vendor - - - - - Rs 5,09,000/-

By another cheque no 975926 dated 22/11/05 on State Bank of Patiala, Canal Street Branch, Kolkata - 700017, drawn by the Purchaser in favour of the vendor - - - - - Rs 4,09,000/-

Balance by another cheque no 975936 dated 31/12/05 on State Bank of Patiala, Canal Street Branch, Kolkata - 700017 drawn by the Purchaser in favour of the vendor - - - - - Rs 75,000/-

Total Rs 11,51,000/- ✓

(Rupees Eleven lacs and fifty one thousand only)

Witness:-

Sanchita Das,

Rakesh Bishu.

Sanjay Datta.

Trustee by me.
Sudhanshu Kumar
Member of Family
Advisory
High Court
Calcutta



REGISTRAR OF ASSURANCES
KOLKATA

SPECIMEN FORM FOR TEN FINGERPRINTS



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<i>ms</i>	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<i>Saving</i>	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

(4)

DATED THIS 19th DAY OF ^{Dec} 2005

[Faded handwritten text]

BETWEEN
SANJAY DUTTA
AND

L. K. ESTATES PRIVATE LIMITED



~~ADDITIONAL REGISTRAR OF ASSURANCES - KOLKATA~~

12/1/06

CONVEYANCE
L. NO. C. N. CH. 86.



[Handwritten signature]

REGISTRAR OF ASSURANCES - KOLKATA

Sealed 19/1/06

S. K. MUKHERJEE,
Advocate,
High Court, Calcutta.